128.0	0001	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,000 /	771,000
					USE VALUE:	771,000 /	771,000
					ASSESSED:	771,000 /	771,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMBRYCH CHRISTINE & KAREN
Owner 2:	
Owner 3:	
Street 1:	53 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,147 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6147.000	287,500		483,500	771,000
Total Card	0.141	287,500		483,500	771,000
Total Parcel	0.141	287,500		483,500	771,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.58 | /Parcel: 441.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,700	0	6,147.	483,500	771,200	771,200	Year End Roll	12/18/2019
2019	101	FV	234,200	0	6,147.	453,300	687,500	687,500	Year End Roll	1/3/2019
2018	101	FV	234,200	0	6,147.	374,700	608,900	608,900	Year End Roll	12/20/2017
2017	101	FV	234,200	0	6,147.	344,500	578,700	578,700	Year End Roll	1/3/2017
2016	101	FV	234,200	0	6,147.	314,300	548,500	548,500	Year End	1/4/2016
2015	101	FV	221,700	0	6,147.	308,200	529,900	529,900	Year End Roll	12/11/2014
2014	101	FV	221,700	0	6,147.	286,500	508,200	508,200	Year End Roll	12/16/2013
2013	101	FV	221,700	0	6,147.	272,600	494,300	494,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORD JAMES/ETAL	1168-159		3/10/1997		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2017	1609	Redo Bat	25,462	C				
10/17/2008	1310	Manual	6,400	C				replace 4 2x10 ra
11/7/2006	962	Manual	10,000	C		G8	GR FY08	close in porch ins
10/15/2003	882	New Wind	8,922	C				
11/1/2001	819	New Wind	5,672	C				8 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
1/20/2009	Meas/Inspect	336	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6147		Sq. Ft.	Site		0	80.	0.98	9									483,528						483,500	

Total AC/HA: 0.14112 | Total SF/SM: 6147 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 483,528 | Spl Credit | Total: 483,500

User Acct

82608

GIS Ref

GIS Ref

Insp Date

04/18/18

!9981!

PRINT

Date	Time
12/11/20	00:21:15

LAST REV

Date	Time
04/24/18	09:19:09

ekelly

USER DEFINED

Prior Id # 1:	82608
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	171.565
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416710
Depreciation:	129180
Depreciated Total:	287530

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

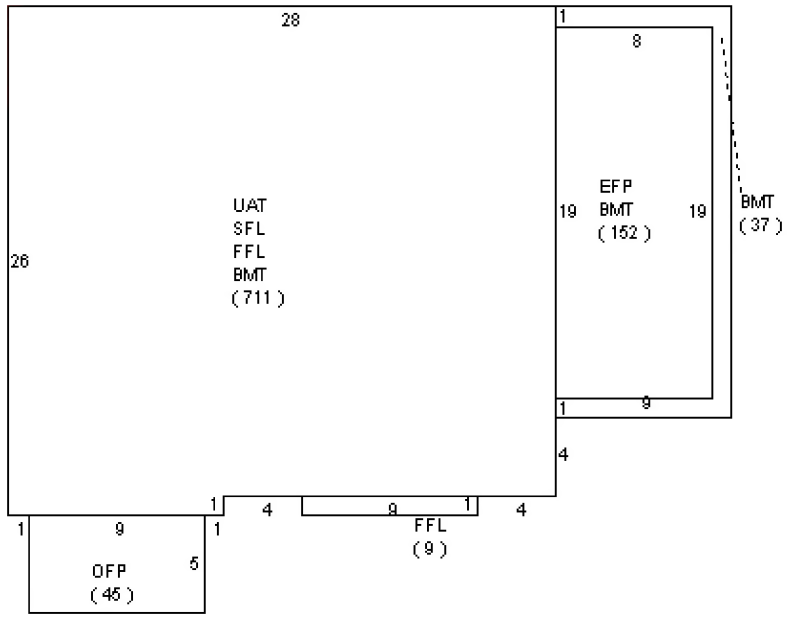
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	171.56
Special Features:	0	Val/Su Net:	106.25
Final Total:	287500	Val/Su SzAd	200.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	63.180	56,861
FFL	First Floor	720	171.560	123,527
SFL	Second Floor	711	171.560	121,982
UAT	Upper Attic	178	68.630	12,198
EFP	Enclos Porch	152	44.120	6,707
OFP	Open Porch	45	43.010	1,936

Net Sketched Area: 2,706 | Total: 323,211

Size Ad 1431 | Gross Are 3239 | FinArea 1746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

128.0-0001-0008.0

IMAGE

AssessPro Patriot Properties, Inc